Australian Bureau of Statistics

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New statistics highlight increasing housing density in Perth

A recent study of building approvals data by the Australian Bureau of Statistics (ABS) indicates that nearly one quarter of new dwellings approved since July 1998 in the Perth metropolitan area are medium density developments.

The findings of the study are contained in a special report released today in the publication **Western Australian Statistical Indicators, December Quarter 2001.**

ABS Acting Regional Director for Western Australia, Dave Roarty, said: "This study identified a significant number of approved houses that were planned to be constructed as grouped dwellings - a form of multiple housing development on a single parcel of land".

This view of medium density housing indicates that nearly one in four (or 9,696) of new dwellings approved over the three years to 2000-01 comprise medium density (or clustered) developments.

The highest proportion of new clustered dwelling approvals comprised 5 or more dwelling units (41%) and 2 dwelling units (30%)

The average gross site area (GSA) per dwelling decreased as the number of dwellings within each clustered dwelling development type increased. For clustered developments comprising 2 dwellings, the largest proportion (31%) had an average GSA per dwelling in the range 400–499 square metres whereas the average GSA per dwelling for the largest proportion (38%) of developments comprising 5 or more dwellings was down to 200–299 square metres. By comparison, the largest proportion (31%) of single house approvals had an average gross site area in the range 600–699 square metres.

There were four notable suburb groups within which clustered dwellings comprised 48% or more of new dwelling approvals:

- North Coastal - including the suburbs of Scarborough and Innaloo;
- North Central - including the suburbs of Tuart Hill and Joondanna;
- Perth South - including the suburbs of South Perth and Como;
- Fremantle South - including the suburbs of Hilton and Hamilton Hill.

The results point to an increase in urban infill occurring across the Perth metropolitan area, particularly in the more established residential suburbs as depicted in the attached map.

Mr Roarty said: "The findings from the study have the potential to better inform planning, and assist in the identification of infrastructure required to support areas of increased housing and population density".

Details are in **Western Australian Statistical Indicators, December Quarter 2001** (cat. no. 1367.5).

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